

# Growth Management Oversight Commission

March 7, 2005

Public Services Building  
Conference Room 2&3

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## MINUTES

### GMOC MEMBERS PRESENT:

Garcia	Krogh
Spethman	Arroyo
Palma	Nordstrom
Tripp	

### MEMBERS ABSENT:

O'Neill; Munoz

### STAFF PRESENT:

Dan Forster, Growth Mgmt Coordinator  
Rabbia Phillip, Recording Secretary  
Jim Sandoval – Director of P & B

### MEMBERS OF THE PUBLIC:

Mr. Peter Watry, ex-officio, non-voting  
member for Growth Mgmt. items,  
representing Crossroads II

### 1. CALL TO ORDER

Chairman Nordstrom called the meeting to order at 6:02 p.m. The Secretary called the roll. The motion was approved to excuse the absent commissioners.

### 2. APPROVAL OF MINUTES

Commissioner Krogh amended the minutes for January 31 to read: "Commissioner Krogh stated that Karin Schmerler has a publication posted on a national website, which reflects positively on the City of Chula Vista. Chairman Nordstrom suggested that Commissioner Krogh send Ms. Schmerler a letter of commendation with a copy to Police Chief Emerson." The minutes were approved contingent on the change made.

### 3. PUBLIC COMMENT

The Chairman called on Ms. Sharon Floyd to address the Commissioners. Her concern was that the northern boundary of Chula Vista needed to be redefined preferably to run along the Sweetwater River line. She is concerned that the old Harbor Drive-In property is showing up on the new redevelopment maps as "Magenta". In response, Jim Sandoval stated that the City's officials have an ongoing review and discussions with the officials of National City regarding the border situation with the possible development of a revenue-sharing arrangement for some of the properties on the line. The objective is to straighten out the boundary line.

#### **4. DISCUSSION OF TOP TO BOTTOM REVIEW AND GROWTH MANAGEMENT THRESHOLDS**

The Chairman introduced the Consultant, Mr. Walter Kieser. Dan Forster briefly outlined the objective of this exercise, to review the thresholds and ensure that they are precise or if they need to be expanded or scaled back. The Commission was reminded that growth management is just one component making up the quality of life. The “working draft” of the update of the thresholds was introduced.

Mr. Kieser reviewed his involvement in this process from last year to the present. He pointed out that once the General Plan is adopted on March 22<sup>nd</sup>, the GMOC can go forward with their review and make their final changes and move on to getting the ordinance ready for approval. Commissioner Krogh suggested some edits regarding the “perceived” quality of life, and change the word “there” to “here”.

The Chairman pointed out that it was not the role of this commission to dictate or create parameters or specific measures for quality of life, some or all of which will not be exactly what other residents of the city agree with. It is however, the GMOC’s role to monitor the adopted thresholds.

Mr. Kieser stated that there are numerous things, which influence quality of life some of which do not directly relate to growth management.

The Chairman directed that the group review the entire document before entering into discussions on specific issues.

Dan Forster explained the edits on the document. Beginning with Fire, he stated that the major change is recognizing that there is a Master Plan, which should provide the right ingredients for the Fire Dept. to meet the standards. If the plan is being followed and the threshold is not met this shows a management problem rather than a growth problem. If the situation continues then that becomes a trigger for review of the plan. The threshold stays the same. Dan stated that if the goals of the master plan are not being met, the GMOC can go to that department and tell them that their management is not performing to standard with all of the equipment and resources at their disposal.

The Chairman reminded the commissioners that this body has the right to bring issues, even those outside of the purview of the Commission, to the attention of the City.

Dan also pointed out changes to the wording on the top of page 5 of the “Working Draft for the Update of Policy, Threshold / Standards and GMOC” regarding the “consideration of the adoption of a moratorium” and

a change from tentative map to building permits to be applied to all similar thresholds.

There was discussion on crime and the difficulty to measure to the level of service.

The commissioners discussed traffic and the standards to measure the levels of service. A resident, Mr. Jerry Scott asked the group about the specific streets classifications, the side streets and the main arterials. The commissioners responded to his satisfaction. Dan Forster pointed out in this draft one of the differences in the implementation measures is that if traffic is forecasted to fail within the next 3 years, the GMOC could issue a statement of concern reflecting that there is a looming possibility that there could be a system failure. This would give the public this knowledge as well. Currently the GMOC only acts after a failure.

Dan stated that the biggest change in Parks is dealing with western Chula Vista, which indicates a ratio goal of 3 acres of parkland or "equivalent amenity" per 1,000 resident. The definition of amenities would be stated in a Parks Master Plan. Commissioner O'Neill pointed out that the threshold should also be based on hours of operation, staffing, etc. Commissioner Palma stated that the City should act on what it already has proposed to provide. Jim Sandoval said that the goal of the Parks and Recreation Dept. and the City staff is to find out what the residents really want before creating the Parks Master Plan. He stated that the plan proposes to create amenities in the locations to meet the needs of that area. The Parks Master Plan will describe what the amenities are and where they will be located.

The Commissioners discussed the topic of Drainage and the amount of money that was set aside for CMP improvements, Dan Forster will check with Dave Byers on this.

Regarding Libraries, Dan informed the group that statements such as "adequately equipped and staffed, operating hours" should be explicitly defined, to invite public comment and Council review, approval.

There were no changes to Air Quality. In response to the Chairman Jim Sandoval informed that Chula Vista is leading the region in the way the city deals with master-planned communities regarding air quality. The City is also doing more to improve overall air quality, having CNG busses and vehicles; most recently acquired 2 hydrogen-powered cars for City use.

In regards to implementation measures and statements of concern, Dan directed the group to strike out "potentially serious" in regards to a problem so that the GMOC is given wider options to consider all problems

they believe pertinent. In addition, the requirement that the Council consider a resolution regarding the concern will be removed, but can still be a GMOC recommendation.

Chairman Nordstrom suggested that the remainder be tabled to the next meeting and decision on all be taken then, the commissioners agreed.

**5. OTHER ISSUES**

A schedule of meeting dates was distributed. Dan pointed out that it was set to have the thresholds and the Growth Management Program completed to coincide with the Annual Report and presented to Council on May 18/19.

**6. NEXT MEETING TENTATIVE MARCH 14, 2005**

This date was confirmed.

**7. ADJOURNMENT**

The Chairman adjourned the meeting at 8:05 p m.

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Rabbia Phillip  
Secretary

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Daniel Forster  
Growth Management Coordinator